



City of NORFOLK

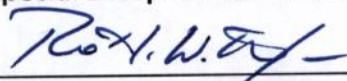
C: Dir., Department of City Planning

To the Honorable Council
City of Norfolk, Virginia

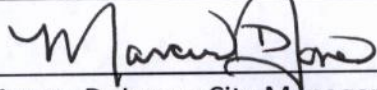
May 12, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special Exception for five townhomes – lots narrower than 20 feet wide**

Reviewed: 
Ronald H. Williams, Jr., Deputy City
Manager

Ward/Superward: 2/7

Approved: 
Marcus D. Jones, City Manager

Item Number: **R-2**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exception for five townhomes – lots narrower than 20 feet wide.
- IV. **Applicant:** Grove Park Place Associates, LLC
- V. **Description:**
 - This request would allow the development of five townhomes on the property, having lot widths as narrow as 17 feet.
 - The site is located on the west side of Granby Street within the Park Place neighborhood, directly opposite from Lafayette Park and the Norfolk Zoo.
 - The townhouse proposal restricts all vehicular access to a rear-loaded alleyway, which the applicant will have to improve to meet sufficient City standards.
 - The proposed addition of five townhouses on the site would not be out of character with the surrounding uses or existing structures along this portion of the Granby Street corridor.
 - Conditions have been added in order to address the location and access for off-street parking, the desirability to have the elevations further reviewed by the City's Architectural Review Board (ARB), and to ensure the proposed alleyway is improved sufficiently to accommodate service vehicles to the site.

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

- Staff Report to CPC dated April 23, 2015 with attachments
- Letter of opposition
- Proponents and Opponents
- Ordinance



City of NORFOLK

Planning Commission Public Hearing: April 23, 2015

Executive Secretary: George M. Homewood, AICP, CFM *GMH*

Staff: Matthew Simons, CFM *MS*

| Staff Report | | Item No. | C - 4 |
|----------------------|--|--|-------|
| Address | 3243 Granby Street | | |
| Applicant | Grove Park Place Associates, LLC | | |
| Request | Special Exception for five townhomes – lots narrower than 20 feet wide | | |
| Property Owner | Jerry Bowman | | |
| Site Characteristics | Site Area | 0.25 acre | |
| | Zoning | R-13 (Moderately High Density Multi-Family) PPRO (Park Place Residential Overlay) | |
| | Neighborhood | Park Place | |
| | Character District | Traditional | |
| Surrounding Area | North | R-13 and PPRO: single-family | |
| | East | OSP (Open Space Preservation): Lafayette Park | |
| | South | R-13 and PPRO: church | |
| | West | R-13 and PPRO: two duplexes and two single-family homes | |



A. Summary of Request

- This request would allow the development of five townhomes on the property, having lot widths as narrow as 17 feet.
- The site is located on the west side of Granby Street within the Park Place neighborhood, directly opposite from Lafayette Park and the Norfolk Zoo.
- This vacant property consists of a 100-foot wide and 110-foot deep site.
 - An unimproved alleyway is located along the rear of the site, midblock between Granby Street and Omohundro Avenue, and running north to south from 33rd Street to Broadway Street.

B. Plan Consistency

- *plaNorfolk2030* designates this site as single-family traditional, making the proposed change of zoning inconsistent with *plaNorfolk2030*.
 - The identifying land use strategies chapter of *plaNorfolk2030* identifies the single-family traditional land use category as a location for single-family detached dwellings set back a moderate distance from the street and accessed by rear garages.
- Since the zoning controls the actual use of the property and the current zoning of the property permits the type of townhouse development being proposed, Staff recommends approval of the request.

C. Zoning Analysis

i. General

- The property is currently zoned R-13 and was last developed with a 41-unit apartment building that was demolished in 2002.
- In 2014, in order to encourage more flexibility in available housing types, as well as encourage more home ownership opportunities within the city, the Planning Commission and City Council approved new zoning standards regulating townhouse development.
 - The primary change permitted new townhouse development to be proposed with lot widths narrower than the standard 20-foot requirement, subject to the granting of a special exception to ensure appropriate siting and design in keeping with the character of the particular neighborhood surroundings.
- The uses located immediately adjacent to the site consist of a mix of single-family and two-family dwellings, with a three-story building form being the most common archetype found directly along Granby Street.
- The townhouse proposal restricts all vehicular access to a rear-loaded alleyway, which the applicant will have to improve to meet sufficient City standards.
- The townhouses will be located 10-12 feet from the front property line along Granby Street; this location will complement the existing walkable urban form and is consistent with the older development pattern prevalent along this section of Granby Street.

- The townhouse building form has already been approved for three other similar sites along this corridor, where Granby Street turns into Church Street, and a fourth townhouse development is under construction several blocks north at Granby and West 38th Street.
- The proposed addition of five townhouses on the site would not be out of character with the surrounding uses or existing structures along this portion of the Granby Street corridor.
- The R-13 district permits single-family, multi-family and townhouse development without the need to obtain a special exception.
 - Given the size of the parcel within the current R-13 zoning, the most intense form of residential development that could potentially be developed on the site would be a multi-family development with as many as six-units; as a matter of right and without any requirement for a public hearing or City Council action.
 - The request to develop narrower townhouses requires a special exception in order for planning staff to perform a more detailed analysis of individual sites and to examine the contexts of the site in order to provide the community and the Planning Commission with a recommendation to include conditions for potential development of the site.
 - Conditions have been added in order to address the location and access for off-street parking, the desirability to have the elevations further reviewed by the City's Architectural Review Board (ARB), and to ensure the proposed alleyway is improved sufficiently to accommodate service vehicles to the site.

ii. Parking

- Each townhouse will be required to meet the off-street parking requirement of two parking spaces per unit.

iii. Flood Zone

- The property is in the "X" and "X Shaded" flood zones, which requires that all of the townhouses be constructed with a finished floor elevation at least 18 inches above the surrounding grade.
 - Parking and limited storage are allowed to be located below the finished floor elevation.

D. Transportation Impacts

- Institute of Transportation Engineers (ITE) figures estimate that five new residential townhomes will generate 29 new vehicle trips per day.
- The developer will also improve the alley between West 33rd and Broadway Streets behind the site to provide access to the units
- The site is near frequent transit service with Hampton Roads Transit bus route 1 (Granby Street) operating adjacent to the site.

E. Impact on the Environment

- As a new development, it will have to complete the Site Plan Review process with all the standards set forth in the *Zoning Ordinance of the City of Norfolk, 1992*.
 - This process will ensure that landscaping and stormwater management provisions are met.
 - As a part of the Site Plan Review process, the unimproved alleyway located to the rear will have to be fully improved to meet the City's right-of-way standards for a public alleyway.

F. Impact on Surrounding Area/Site

By requiring this use to conform to the attached conditions listed below, the proposed development should fit within the existing development pattern found in this portion of the Park Place neighborhood.

G. Payment of Taxes

The owner of the property is current on all real estate taxes.

H. Civic League

- Application was sent to the Park Place Civic League on March 6.
- The applicant attended the March Park Place Civic League meeting.

I. Communication Outreach/Notification

- Legal notice was posted on the property on February 20.
- Letters were mailed to all property owners within 300 feet of the property on March 12.
- Legal notification was placed in *The Virginian-Pilot* on March 12 and March 19.

J. Recommendation

Considering the proposed density is currently permitted by-right within the R-13 zoning district, and given the attached conditions that are necessary to ensure adequate safety and access concerns will be addressed, as well as the condition requiring further review of the elevations from the ARB, planning staff recommends **approval** of the request subject to the conditions below:

- a. The site shall be developed generally in accordance with the attached conceptual site plan as prepared by *R. L. Galloway, L.S.*, dated February 3, 2015, subject to any revisions as may be required through the City's Site Plan Review Process.
- b. All of the exterior elevations visible from any public right-of-way, for both the townhouse units and detached garages, shall apply for and receive approval from the City of Norfolk's Architectural Review Board (ARB), prior to the issuance of any building permit to the site.

- c. Subject to any revisions which may be required by the ARB, the site shall be developed generally in accordance with the attached elevations as prepared by *Brian Meeking and Associates*, dated February 5, 2015, subject to any revisions as may be required through the City's Site Plan Review Process.
- d. Prior to the issuance of any Certificate of Occupancy to the site, the rear alleyway shall be improved through the City's Site Plan Review Process to meet the safety and access standards as determined by Transportation Division of Public Works and the Norfolk Fire Department.

Attachments

Location map
Zoning map
Residential uses map
Application
Conceptual Site Plan
Elevations
Notice to the Park Place Civic League
Letter of opposition from the Board of the Park Place Civic League

PARK PLACE



Park Place Civic League

606 west 29th street, Norfolk, VA 23508

April 22, 2015

Mr. George Homewood
Director
Department of Planning
City Hall Building
Norfolk, VA 23510
Re: 3243 Granby Street

Mr. Homewood,

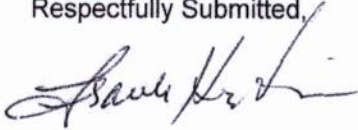
Mr. Jerry Bowman presented his proposal for the above address before the Park Place Civic League Board and later with our Visioning and Engagement Strategy Team. It was determined that this proposal does not align with our neighborhood strategy and was unanimously voted against.

More specifically, the density of this project goes against our plan to have an increased number of stand-alone single family homes in our community's "target zone" of Granby St. to Llewelyn Avenue, (east to west), and W. 29th St to W. 38th St, (south to north). Coincidentally, this is also the strategy in PlaNorfolk 2030. A petition has been submitted to your office from the residents of Park Place confirming their dissent to this proposal.

However, we understand that the townhome development is better than the alternative (multi-unit apartment building). To that end, we ask that the Planning Department recommend that Mr. Bowman's project go before the Architectural Review Board before being forwarded to City Council. If it is to be approved, it is our hope that the review will recommend changes to the design to more closely align with the current housing stock in that area.

Please feel free to contact me should additional information be required.

Respectfully Submitted,



President
Park Place Civic League

Kensington * Old Dominion Place * Park Place * Virginia Place

Proponents and Opponents

Proponents

Jerry L. Bowman – Applicant
1008 Covington Lane
Norfolk, VA 23508

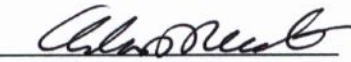
Charles E. Johnson, Jr.
3226 Omohundro Avenue
Norfolk, VA 23504

Opponents


Frank Kriston
210 West 29th Street
Norfolk, VA 23504

Yasmin Cooper
212 West 29th Street
Norfolk, VA 23504

Form and Correctness Approved:

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT
TOWNHOUSES ON PROPERTY LOCATED AT 3243 GRANBY STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit townhouses on property located at 3243 Granby Street. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 102 feet, more or less, along the western line of Granby Street and 110 feet, more or less, along the southern line of 33rd Street; premises numbered 3243 Granby Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) All of the exterior elevations visible from any public right-of-way, for both the townhouse units and detached garages, shall apply for and receive approval from the City's Architectural Review Board (ARB) prior to the issuance of any building permit.
- (b) The site shall be developed generally in accordance with the attached conceptual site plan as prepared by R. L. Galloway, L.S., dated February 3, 2015, attached hereto and marked as "Exhibit A," subject to any revisions that may be required by the City as part of the Site Plan Review process or as part of the ARB review process described in condition (a), above.
- (c) The townhouse buildings shall be developed generally in accordance with elevations prepared by Brian Meeking and Associates, dated February 5, 2015, attached hereto and marked as "Exhibit B,"

subject to any revisions that may be required by the City as part of the ARB review process described in condition (a), above.

- (d) No certificate of occupancy for any building on the site shall be issued until the rear alley is improved to meet safety and access standards determined by the Transportation Division of Public Works and the Norfolk Fire Department as part of the City's Site Plan Review process.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;

- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (1 page)

Exhibit B (2 pages)

PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND; RESUBDIVISION OF
S 27-30, BLOCK 28 PARK PLACE EAST, IS WITH THE FREE CONSENT
IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

E _____ JERRY BOWMAN

TE OF VIRGINIA,
Y OF _____, TO WIT:

I, STATE AFORESAID, DO HEREBY CERTIFY THAT JERRY BOWMAN,
OF GROVE PARK PLACE ASSOCIATES, LLC WHOSE NAME IS SIGNED TO THE FOREGOING
TING BEARING DATE ON THE _____ DAY OF _____, 20____
ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
N. UNTO MY HAND THIS _____ DAY OF _____, 20____
COMMISSION EXPIRES: _____, 20____

NOTARY PUBLIC _____ NOTARY REGISTRATION NO. & SEAL _____

VIRGINIA:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY
OF NORFOLK, VIRGINIA ON THE _____ DAY OF _____, 2014
AT _____ THIS PLAT WAS THIS DAY RECEIVED AND UPON CERTIFICATE
OF ACKNOWLEDGEMENT, THERETO ANNEXED, ADMITTED TO RECORD
IN MAP BOOK _____ AT PAGE _____

TESTE: _____
CLERK OF THE CIRCUIT COURT

THE UNDERSIGNED CERTIFY THAT THIS SUBDIVISION, AS IT APPEARS ON
THIS PLAT, CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE
SUBDIVISION OF LAND AND IS ACCORDINGLY APPROVED.
BY SUCH APPROVAL, THE UNDERSIGNED DO NOT CERTIFY AS TO THE
CORRECTNESS OF THE STREETS, BOUNDARIES OR OTHER LINES, AS SHOWN
ON THIS PLAT.

APPROVED: _____ DATE: _____
DEPT. OF PLANNING AND
COMMUNITY DEVELOPMENT
CITY OF NORFOLK, VIRGINIA

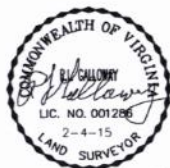
APPROVED: _____ DATE: _____
DEPT. OF PUBLIC WORKS
CITY OF NORFOLK, VIRGINIA

APPROVED: _____ DATE: _____
DEPT. OF PUBLIC UTILITIES
CITY OF NORFOLK, VIRGINIA

NOTES

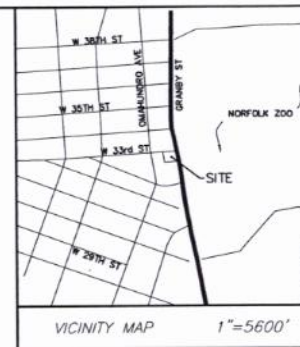
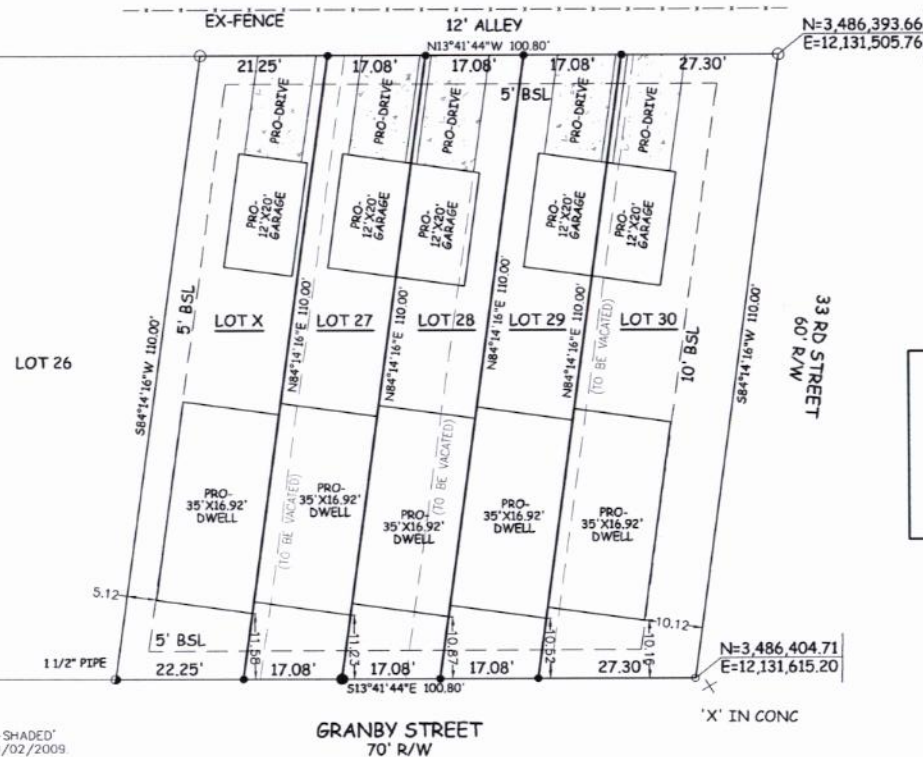
- 1). PROPERTY OWNER
GROVE PARK PLACE ASSOCIATES, LLC
JERRY BOWMAN, OWNER
130 WEST PLUME STREET
NORFOLK, VIRGINIA 23510
- 2). THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN FLOOD ZONE 'X', & 'X-SHADED'
AS SHOWN ON FLOOD MAP, FEMA COMMUNITY PANEL #510104-0090F. EFFECTIVE DATE: 09/02/2009.
- 3). SUBJECT PROPERTY: ZONED R-13
- 4). THE MERIDIAN SOURCE AND COORDINATE VALUES SHOWN HEREON ARE BASED ON THE VIRGINIA COORDINATE
SYSTEM OF 1983, SOUTH ZONE (NAD83)(1993 HARN). COORDINATES SHOWN WERE DERIVED FROM NORFOLK DISKS GPS 016 & GPS 005
- 5). THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO GROVE PARK PLACE ASSOCIATES, LLC
FROM DIETRICH W HEYDER, JR & LEO CLYDE WARDRU, III BY INSTRUMENT
DATED: (FORTHCOMING) AND RECORDED AS INSTRUMENT # (FORTHCOMING) IN THE CLERK'S OFFICE OF THE
CIRCUIT COURT OF THE CITY OF NORFOLK.
- 6). THIS SURVEY PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT REFLECT ALL
MATTERS AFFECTING TITLE.
- 7). THIS PROPERTY IS LOCATED IN THE CHESAPEAKE BAY PRESERVATION AREA (CBPA) AND IS SUBJECT TO CERTAIN DEVELOPMENT
REQUIREMENTS AND LIMITATIONS. NO TREE REMOVAL, LAND DISTURBING ACTIVITY OR CONSTRUCTION ACTIVITY CAN BE COMMENCED
WITHOUT PRIOR APPROVAL FROM THE CITY OF NORFOLK. PLEASE CONTACT THE BUREAU OF ENVIRONMENTAL SERVICES AT
664-4368 FOR FURTHER INFORMATION.

I, RICHARD L. GALLOWAY, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME, THE
UNDERSIGNED, AT THE DIRECTION OF THE OWNER, AND THAT THIS SUBDIVISION IS ENTIRELY WITHIN THE
BOUNDARIES OF LAND COVERED BY DEED DESCRIBED BELOW, AND THAT CONCRETE STEEL PINS, AS SPECIFIED BY THE
SUBDIVISION REGULATIONS OF THE CITY OF NORFOLK, VIRGINIA, ARE ACTUALLY IN PLACE AT POINTS MARKED
THUSLY "o" AND/OR AS SHOWN ON THE ACCOMPANYING LEGEND, AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN.



OMOHUNDRO AVE. 60' ROW

VIRGINIA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE



REFERENCE
INST: 040014766
M.B. 4 PGS. 60-61

LEGEND
• = IRON PIN SET-5/8"x24"
(DRIVEN FLUSH)
o = IRON PIN FD-1/2" REBAR
(3" EXPOSED)
o = PROPERTY CORNER AS PLATTED

AREA TABLE

ORIGINAL AREA LOTS 27, 28, 29 & 30 = 0.2520 AC.

| | |
|---------------------|-------------------------|
| AREA TO NEW LOT "X" | = 0.0556 AC/2,423.89 SF |
| AREA TO NEW LOT 27 | = 0.0427 AC/1,861.20 SF |
| AREA TO NEW LOT 28 | = 0.0427 AC/1,861.20 SF |
| AREA TO NEW LOT 29 | = 0.0427 AC/1,861.20 SF |
| AREA TO NEW LOT 30 | = 0.0683 AC/2,974.39 SF |

RESUBDIVISION PLAT
OF
LOTS 27, 28, 29 & 30
BLOCK 28
PARK PLACE (EAST)
PROPERTY OF
GROVE PARK PLACE ASSOCIATES, LLC
NORFOLK, VIRGINIA
SHEET 1 OF 1
SCALE: 1"=15' DATE: FEBRUARY 3, 2015
15' 0' 7.5' 15' 30'
SCALE IN FEET
1" = 15'

R L GALLOWAY, L.S.
SURVEYOR/PLANNER
17226 COMMERCE LANE
SMITHFIELD, VIRGINIA 23430
PH: (757) 356-9096
FAX: (757) 356-9098

JOB # 15-01-11 GRANBY CHOK D. rmd



CUSTOM HOME PLANS
• ADDITIONS
• RENOVATIONS
4000 S. MILITARY HWY. #2837
VA BEACH, VIRGINIA 23464
PHONE: (757) 461-4624
CELL: (252) 355-6375

COLORIZED ELEVATIONS
PROPOSED 5 UNIT 3 STORY RESIDENCE AT
330 GRANBY STREET
NORFOLK, VIRGINIA

DATE:
02.05.15

SHEET
A1

OF 1



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

Location Map



GROVE PARK PLACE ASSOCIATES LLC

0 15 30 60 Feet



Zoning Map



Residential Uses

- Single Family
- Townhome
- Duplex
- Triplex
- Fourplex
- Mixed Uses





**APPLICATION
SPECIAL EXCEPTION**

Special Exception for: GROVE PARK PLACE ASSOCIATES LLC

Date of application: 2/9/15

DESCRIPTION OF PROPERTY

Property location: (Street Number) 3243 (Street Name) GRANBY STREET

Existing Use of Property VACANT

Current Building Square Footage N/A

Proposed Use FIVE (5) TOWNHOUSES, 3 FLOORS FACING GRANBY STREET,
APPROXIMATELY 1785 SQUARE FEET LIVING SPACE. DETACHED SINGLE
CAR GARAGE IN REAR OFF OF ALLEY

Proposed Square Footage 8925 + 1200 (GARAGES)

Proposed Hours of Operation: RESIDENTIAL

Weekday From _____ To _____

Friday From _____ To _____

Saturday From _____ To _____

Sunday From _____ To _____

Trade Name of Business (If applicable) N/A

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

Application
Special Exception
Page 2

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

GROVE PARK PLACE ASSOCIATES LLC

1. Name of applicant: (Last) Bowman (First) Jerry (MI) L

Mailing address of applicant (Street/P.O. Box): 130 W. Plume Street

(City) NORFOLK (State) VA (Zip Code) 23510

Daytime telephone number of applicant (757) 243-1270 Fax (757) 517-3009

E-mail address of applicant: Jbowman@eva-law.net

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) Bowman (First) Jerry (MI) L

Mailing address of applicant (Street/P.O. Box): 130 W. Plume Street

(City) NORFOLK (State) VA (Zip Code) 23510

Daytime telephone number of applicant (757) 243-1270 Fax (757) 517-3009

E-mail address of applicant: Jbowman@eva-law.net

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) Heyden, Jr (First) Diedrich (MI) W

Mailing address of property owner (Street/P.O. box): 2643 Cove PT Place

(City) VA Beach (State) VA (Zip Code) 23451

Daytime telephone number of owner () _____ email: _____

Application

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

CIVIC LEAGUE INFORMATION

Civic League contact: PARK Place Civic League

Date(s) contacted: February 9, 2015

Ward/Super Ward information: _____

REQUIRED ATTACHMENTS:

- ✓ Required application fee, **\$355.00** (if check, make payable to the City of Norfolk).
 - Application fee includes a non-refundable \$5 technology surcharge.
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Diedrich W. Heydon, Jr. Sign: _____ / 2/9 / 2015
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Terry L. Boomer Sign: _____ / 2/9/2015
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / _____ / _____
(Authorized Agent Signature) (Date)

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND; RESUBDIVISION OF LOTS 27-30, BLOCK 28 PARK PLACE EAST, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

DATE _____ JERRY BOWMAN

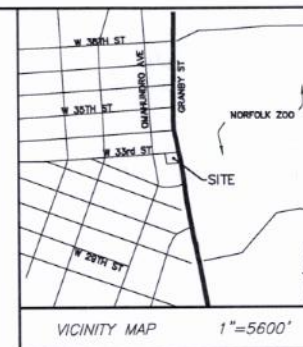
STATE OF VIRGINIA,
CITY OF _____ TO WIT:
I, _____, A NOTARY PUBLIC IN AND FOR THE CITY
AND STATE AFORESAID, DO HEREBY CERTIFY THAT JERRY BOWMAN,
OWNER OF GROVE PARK PLACE ASSOCIATES, LLC WHOSE NAME IS SIGNED TO THE FOREGOING
WRITING BEARING DATE ON THE _____ DAY OF _____, 20____
HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
GIVEN UNTO MY HAND THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES: _____, 20____.

NOTARY PUBLIC NOTARY REGISTRATION NO. & SEAL



OMOHUNDRO AVE. 60' ROW

VIRGINIA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE



EX-FENCE

12' ALLEY

N=3,486,393.66
E=12,131,505.76

VIRGINIA:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY
OF NORFOLK, VIRGINIA ON THE _____ DAY OF _____, 2014
AT _____ THIS PLAT WAS THIS DAY RECEIVED AND UPON CERTIFICATE
OF ACKNOWLEDGEMENT, THERETO ANNEXED, ADMITTED TO RECORD
IN MAP BOOK _____ AT PAGE _____

TESTE:
CLERK OF THE CIRCUIT COURT

REFERENCE

INST: 040014766
M.B. 4 PGS. 60-61

LEGEND

- = IRON PIN SET-5/8"x24"
(DRIVEN FLUSH)
- = IRON PIN FD.-1/2" REBAR
(3" EXPOSED)
- = PROPERTY CORNER AS PLATTED

AREA TABLE

ORIGINAL AREA LOTS 27, 28, 29 & 30 = 0.2520 AC.
AREA TO NEW LOT "X" = 0.0556 AC/2,423.89 SF
AREA TO NEW LOT 27 = 0.0427 AC/1,861.20 SF
AREA TO NEW LOT 28 = 0.0427 AC/1,861.20 SF
AREA TO NEW LOT 29 = 0.0427 AC/1,861.20 SF
AREA TO NEW LOT 30 = 0.0683 AC/2,974.39 SF

THE UNDERSIGNED CERTIFY THAT THIS SUBDIVISION, AS IT APPEARS ON
THIS PLAT, CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE
SUBDIVISION OF LAND AND IS ACCORDINGLY APPROVED.
BY SUCH APPROVAL, THE UNDERSIGNED DO NOT CERTIFY AS TO THE
CORRECTNESS OF THE STREETS, BOUNDARIES OR OTHER LINES, AS SHOWN
ON THIS PLAT.

APPROVED: _____ DATE: _____
DEPT. OF PLANNING AND
COMMUNITY DEVELOPMENT
CITY OF NORFOLK, VIRGINIA

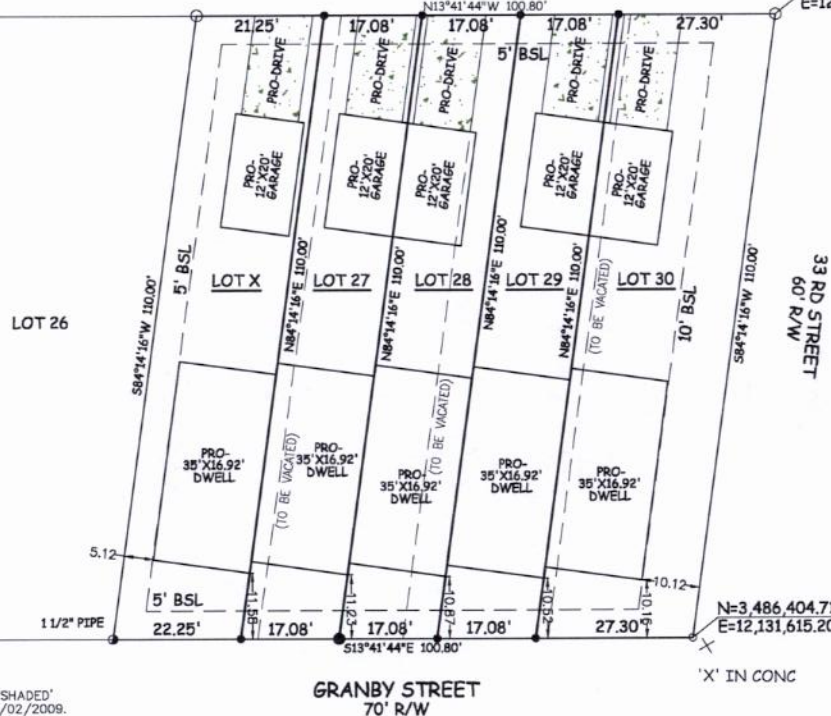
APPROVED: _____ DATE: _____
DEPT. OF PUBLIC WORKS
CITY OF NORFOLK, VIRGINIA

APPROVED: _____ DATE: _____
DEPT. OF PUBLIC UTILITIES
CITY OF NORFOLK, VIRGINIA

NOTES

1. PROPERTY OWNER
GROVE PARK PLACE ASSOCIATES, LLC
JERRY BOWMAN, OWNER
130 WEST PLUME STREET
NORFOLK, VIRGINIA 23510
2. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN FLOOD ZONE 'X', & 'X-SHADED'
AS SHOWN ON FLOOD MAP, FEMA COMMUNITY PANEL #510104-0090F. EFFECTIVE DATE: 09/02/2009.
3. SUBJECT PROPERTY: ZONED R-13
4. THE MERIDIAN SOURCE AND COORDINATE VALUES SHOWN HEREON ARE BASED ON THE VIRGINIA COORDINATE
SYSTEM OF 1983, SOUTH ZONE (NAD83)(1993 HARN). COORDINATES SHOWN WERE DERIVED FROM NORFOLK DISKS GPS 016 & GPS 005
5. THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO GROVE PARK PLACE ASSOCIATES, LLC
FROM DIETRICH W HEYDER, JR & LEO CLYDE WARDRU, III BY INSTRUMENT
DATED: (FORTHCOMING) AND RECORDED AS INSTRUMENT # (FORTHCOMING) IN THE CLERK'S OFFICE OF THE
CIRCUIT COURT OF THE CITY OF NORFOLK.
6. THIS SURVEY PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT REFLECT ALL
MATTERS AFFECTING TITLE.
7. THIS PROPERTY IS LOCATED IN THE CHESAPEAKE BAY PRESERVATION AREA (CBPA) AND IS SUBJECT TO CERTAIN DEVELOPMENT
REQUIREMENTS AND LIMITATIONS. NO TREE REMOVAL, LAND DISTURBING ACTIVITY OR CONSTRUCTION ACTIVITY CAN BE COMMENCED
WITHOUT PRIOR APPROVAL FROM THE CITY OF NORFOLK. PLEASE CONTACT THE BUREAU OF ENVIRONMENTAL SERVICES AT
684-4368 FOR FURTHER INFORMATION.

LOT 26



GRANBY STREET
70' ROW

'X' IN CONC

R. L. GALLOWAY, L.S.
SURVEYOR/PLANNER
17226 COMMERCE LANE
SMITHFIELD, VIRGINIA 23430
PH: (757) 356-9096
FAX: (757) 356-9098

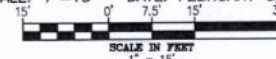
JOB # 15-01-11
DRAWN rlg
CHK'D rmd

RESUBDIVISION PLAT
OF
LOTS 27, 28, 29 & 30
BLOCK 28
PARK PLACE (EAST)

PROPERTY OF
GROVE PARK PLACE ASSOCIATES, LLC
NORFOLK, VIRGINIA

SHEET 1 OF 1

SCALE: 1"=15' DATE: FEBRUARY 3, 2015



Simons, Matthew

From: Simons, Matthew
Sent: Friday, March 06, 2015 1:08 PM
To: Frank Kriston
Cc: Wilson, Denise; 'Jerry Bowman'; Whibley, Terry; Williams, Angelia M.
Subject: Park Place - Pending Special Exception application for the Norfolk City Planning Commission
Attachments: Matthew Simons CFM.vcf; application.pdf; Grove Park Location Map.jpg; Grove Park Zoning Map.jpg

Mr. Frank Kriston,

The Department of City Planning has recently received an application by Jerry Bowman for a proposed Special Exception within the Park Place neighborhood. The proposed site is located at 3243 Granby Street.

I've attached the submitted application for a Special Exception to permit five (5) townhomes to be developed with lot widths as narrow as 17 feet wide within the existing R-13 multi-family zoning district. Townhomes are currently permitted in the R-13 zoning district, without any need to obtain a Special Exception, if the lot widths are proposed to be at least 20 feet wide. However, in order to allow for a greater level of technical review and analysis, as well as allowing for community input through the public hearing process, a Special Exception is required for any townhouse development proposed with lot widths less than 20 feet wide.

The request is tentatively scheduled for the March 26, 2015 City Planning Commission public hearing.

Planning Staff will draft a formal staff report, which should be available on the City's website approximately two weeks prior to the public hearing, and the report will provide a full zoning and land use analysis of the proposal given the proposed location. In addition, the report will provide the Planning Commission with an official Staff Recommendation concerning the request. You can check the following web link for that report when it's available in approximately one week: <http://www.norfolk.gov/AgendaCenter/City-Planning-Commission-Public-Hearings-13>

Should you have any questions, you can respond to this e-mail or call me at (757) 664-4750.

Thank you.

Matthew Simons, CFM

City Planner II
City of Norfolk

810 Union Street, Suite 508
Norfolk, VA 23510

Matthew.Simons@norfolk.gov
(757) 664-4750